

AFTER RECORDING RETURN TO:
H. Mark Beanblossom, P. C.
1713 Kirby Parkway, Suite 100
Memphis, Tennessee 38120
(901)758-0500

WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of February, 2008, by and between Rose M. Fracchia, Trustee and Linda Dickson, Trustee of The Rose M. Fracchia Living Trust Dated November 16, 2005, party of the first part, and James Slade Shelton and wife, Kirsten E. Shelton, As Joint Tenants With Right of Survivorship and not as Tenants In Common, party of the second part.

WITNESSETH: That for and inconsideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Southaven, County of Desoto, State of Mississippi.

Lot 22, Section "B", Flower Creek Subdivision, in Section 30, Township 1 South, Range 7 West, in the Chancery Court Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property. **PLAT BOOK 24 PAGE 46**

This being the same property conveyed to Grantors herein by Quit Claim Deed of record in Book 520, Page 776, in the Chancery Court Clerk's Office of Desoto County, Mississippi.

This conveyance is made subject to the 2008 City of Southaven and 2008 Desoto County Taxes which are not yet due and payable and which Grantee hereby assumes and agrees to pay and further subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 24, Page 46, and Declaration of Covenants, Conditions and Restrictions recorded in Book 54, Page 480 and Ratification/Joinder of Plat at Book 443, Page 530 and Easements of record at Book 402, Page 370, Subdivision and Zoning Regulations in effect in Desoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record, all in said Clerk's Office.

It is understood and agreed that the taxes for the year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then the Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

() unimproved

This is (X) improved property known as 7299 Dogwood Place, Southaven, MS 38671

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possesses of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of February, 2008.

The Rose M. Fracchia Living Trust dated November 16, 2005

Rose M. Fracchia, Trustee
Rose M. Fracchia, Trustee

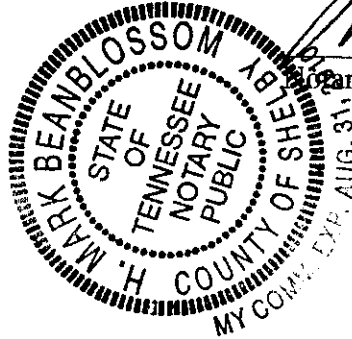
Linda Dickson, Trustee
Linda Dickson, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Rose M. Fracchia and Linda Dickson, as Trustees of The Rose M. Fracchia Living Trust dated November 16, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, as such Trustee, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 14th day of February, 2008.

My Commission Expires: 8-31-10



Notary Public

SEND TAX BILLS TO:

Bank of America
P.O. Box 17404
Baltimore, MD 21297-1404

GRANTORS:

Rose M. Fracchia, Trustee and Linda Dickson,
Trustee of The Rose M. Fracchia Living
Trust dated November 16, 2005.

2802 CHARLES BRYAN RD #104
HOME: (901) 405-3743 BARTLETT, TN
OFFICE: () -

GRANTEES:

James Slade Shelton
Kirsten E. Shelton

x 7299 Dogwood Pl
Southaven, MS 38671
HOME: (214) 679-5350
OFFICE: (214) 679-5350